

BILL NO. 18-45

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED "FASCINATION AT NEW LONGVIEW, LOTS 1A-1E & TRACT A", AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application PL2017-206, submitted by Platform Ventures, requesting approval of the final plat entitled "Fascination at New Longview, Lots 1A-1E & Tract A", was referred to the Planning Commission as required by the Unified Development Ordinance No. 5209; and,

WHEREAS, the Planning Commission considered the final plat on February 13, 2018, and rendered a report to the City Council recommending that the plat be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the final plat entitled "Fascination at New Longview, Lots 1A-1E & Tract A" is a subdivision in the NW Quarter of Section 10, Township 47N, Range 32W, in Lee's Summit, Missouri more particularly described as follows:

All of Lot 1, MINOR PLAT OF FASCINATION AT NEW LONGVIEW, LOTS 1 & 2, All of Tract B, NEW LONGVIEW COMMERCIAL DISTRICT, SECOND PLAT, LOT 44, TRACTS A AND B, All of Tracts D and E, NEW LONGVIEW COMMERCIAL DISTRICT THIRD PLAT, LOTS 42, 43, 51-54, TRACTS C, D, AND E, all subdivisions of land in the Northwest Quarter of Section 10, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 03°15'11" East, along the West line of said Northwest Quarter, 2,043.72 feet; thence South 86°44'49" East, 491.53 feet to a point on the West line of said Lot 1, said point also being Point of Beginning of the tract of land to be herein described; thence North 13°46'36" East, along said West line 99.10 feet to the Northwest corner of Lot 1, also being the Southwest corner of said Tract B; thence continuing North 13°46'36" East, along the West line of said Tract B, 8.73 feet to the Northwest corner of said Tract B; thence continuing North 13°46'36" East, 21.05 feet; thence Easterly, on a curve to the right, having an initial tangent bearing of North 64°08'56" East with a radius of 436.00 feet, a central angle of 28°39'44" and an arc distance of 218.11 feet; thence South 87°11'20" East, 528.69 feet; thence South 02°48'40" West, 16.00 feet to the Northeast corner of said Lot 1; thence continuing South 02°48'40" West, along the East line of said Lot 1, 135.92 feet; thence Southerly, continuing along said East line, on a curve to the left, being tangent to the last described course with a radius of 250.00 feet, a central angle of 27°50'43" and an arc distance of 121.50 feet to the Southeast corner of said Lot 1; thence North 87°00'49" West, along the South line of said Lot 1, 117.45 feet; thence South 58°23'30" West, continuing along said South line, 407.26 feet; thence South 31°36'30" East, continuing along said South line, 49.74 feet; thence South 58°52'01" West, continuing along said South line, 101.96 feet to the Southwest corner of said Lot 1; thence continuing South 58°52'01" West, 42.00 feet; thence North 31°13'52" West, 460.63 feet; thence North 13°46'36" East, 59.39 feet to the Point of Beginning. Containing 310,118 square feet or 7.12 acres, more or less.

SECTION 2. That the proprietor of the above described tract of land ("Proprietor") has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as "Fascination at New Longview, Lots 1A-1E & Tract A".

SECTION 3. That the roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares shall be dedicated as depicted on the plat. The City Council hereby authorizes the Director of Planning and Special Projects, on behalf of the City of Lee's

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Summit, Missouri, to accept the land or easements dedicated to the City of Lee's Summit for public use and shown on the accompanying plat, upon the subdivider filing and recording a final plat in accordance with Article 16, Subdivisions, Unified Development Ordinance ("UDO") of the City, which plat shall conform to the accompanying plat, and hereby authorizes acceptance of the public improvements required by this ordinance and Article 16 of the UDO of the City, upon the Director of Public Works certifying to the Director of Planning and Special Projects and the City Clerk that the public improvements have been constructed in accordance with City standards and specifications.

SECTION 4. That an easement shall be granted to the City of Lee's Summit, Missouri, to locate, construct and maintain or to authorize the location, construction, and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable TV, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easements" (U.E.) or within any street or thoroughfare dedicated to public use on this plat. Grantor, on behalf of himself, his heirs, his assigns and successors in interest, shall waive, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of any easement granted by this plat.

SECTION 5. That building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right-of-way line.

SECTION 6. That individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots.

SECTION 7. That the City Council for the City of Lee's Summit, Missouri, does hereby approve and accept, as a subdivision to the City of Lee's Summit, Missouri, the final plat entitled "Fascination at New Longview, Lots 1A-1E & Tract A", attached hereto and incorporated herein by reference.

SECTION 8. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council for the City of Lee's Summit, Missouri, this _____ day of _____, 2018.

Mayor Randall L. Rhoads

ATTEST:

City Clerk Trisha Fowler Arcuri

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APPROVED by the Mayor of said City this ____ day of _____, 2018.

Mayor *Randall L. Rhoads*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*